

Lemon Bayview Villas Project Update Sheet

Prtý	Project	Status	Next Step	Responsible	Timing	Estimated Cost	Down Payment	Final Costs	Projected Start Date	Projected Completion Date
1	Elevator - Electric Controls upgrade controls to code	Nichol's Contracting deposit paid Installed Fire Alarm panela and some electrical work	scheduled 6/16-17/2025 liason with FPL			\$41,344.00	\$12,403.00	\$28,941.00	awaiting FPL then install new panel	
1	Florida Elevator - Rebuild	cut sheet with panel options	cab being re-built	Florida Elevator	TBD	\$43,567.50	\$43,567.50		to be provided FPL on July 7 and then switch back July 8	
1	Electrical Issues - Building 2 - Bayside	new electrical panel to be installed after FPL shut off July 7	install 6/16-17/2025	Nichols Contracting		in Nichols fee				
1	Elevator - Inspection							\$4,450.00		April 14, 2025
1	Stucco / Repainting/Paint touch ups	Bryant will visit to assess and quote	Awaiting quote			Stucco Repair - \$4,295.00 Paint Touchup - \$2,950.00 - \$2,740.00 Painting - \$84,800.00 Prep/Lyft - \$3,295.00				
1	Fascia	seeking Vendor to quote								
2	Unit D8 Front Door Awning									
2	Remove Damaged Awning	appointed Vendor to remove		remove awning	ASAP					
2	Tree Removal	received two proposals	awaiting decision	Board	ASAP					
2	Fire Door Replacement	seeking Vendor to quote	get quote and decide	Bernard Doogue	TBD					
3	Landscaping & Beautification	3 proposals received, sent to Landscaping Committee and Board for review.	review 3 proposals and decide on Vendor	Landscaping Committee & Board	TBD	Phillips - \$39,601.55 Myakka - \$39,152.50 Dalton - \$40806.81				
3	Irrigation	on Hold			on Hold					
4	Exterior Lighting	on Hold			on Hold					
5	Awnings / Shutters	Jansen Shutters - no proposal received Storm Smart - Marc Williams received proposal Best Blinds & Design - visiting site will send proposal	Best Blinds visits	Best Blinds		\$80,300 (~\$35,700 Lanai front & Balcony) Porter Lake - \$113,612				
	Dock Area Rebuild	completed	completed		completed			\$17,192.82		
	Dock Area Rip/Rap				completed			\$11,806.00		
	Pool Repair				completed			\$16,031.41		
	Landscape - Grounds Cleanup							\$7,137.20		
	Milestone Inspection / SIRS	Deposit paid - looking to cancel due to change in definition by State	return of deposit	Florida Engineering Board	ASAP	\$4,450.00			trying to cancel	
	Document Updating	Being Reviewed	schedule Board meeting for approval							
	Stair Rail Sanding & Re-Painting	Get quotes	check with Bryant Stucco		TBD					
Note: Once Florida Elevator are onsite, to install their new equipment, Nichols will complete putting in the fire alarm devices, the electrical pit electrical work, run the power feed to the new elevator controler and install a portable AC unit.										